WARRANTY DEED

Bill Garrett Davidson County
Batch# 74868 **DEEDWARR**
03/29/2018 01:44:40 PM 2 pgs
Fees: $13.00 Taxes: $1,503.79

20180329-0029535

File No.: ALW-17-1810-B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,430.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES 09/22/2021

(AFFIX SEAL)

JADEN KAYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Whitney and Rachel Whitney	NEW OWNER	~~105110I3700 (Parent Parec~~
(NAME)	(NAME)	105110Z00200CO
1810 B Allison Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM SMALLMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARCUS WHITNEY AND RACHEL WHITNEY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, HOMES AT ALLISON PLACE, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160628-0066069, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Cynthia J. Collins to William Smallman, as recorded on the 13th day of January, 2016 in Instrument No. 20160113-0003577 and part of Warranty Deed from Raymond T. Peay and wife, Dolly T. Peay to Cynthia J. Collins, unmarried, as recorded on the 17th day of February, 1977 in Deed Book 5116, Page 210, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1810 B Allison Place, Nashville, TN 37203
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of March, 2018.

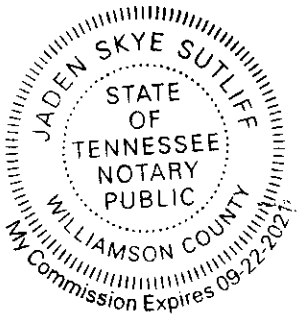
William Smallman, by Adam G. Lafevor, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of March, 2018, before me personally appeared ADAM G. LAFEVOR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLIAM SMALLMAN and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM SMALLMAN.

Witness my hand and official seal, this the 22nd day of March, 2018.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171